



CITY ADMINISTRATOR

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Date: March 1, 2018

Re: **Mindiola Park Improvements Outline**

City Responsibilities:

- Contribute up to \$12 million in infrastructure cost to prepare site for construction and install related infrastructure
- Provide development incentive to Big Top Waukesha to construct private improvements (buildings)
- Convey approximately 6 acres parcel to Big Top Waukesha for the purpose of the private investment
- Develop 2-4 full size artificial turf soccer fields and construct additional parking on the site
- Amend TIF 14 boundary to facilitate construction of improvements and facilitate redevelopment of the surrounding area

Big Top Responsibilities

- Construct baseball/soccer facility with 2500 fixed seats plus related amenities
- Agree to pay taxes on \$12 million in assessed value (Approximately \$252,000) or provide a PILOT from construction completion until development incentive is paid off
- Secure a Northwoods League franchise baseball team and play 36 home games per year, plus additional playoff games
- Secure a minor league/collegiate soccer team and play up to 12 games per year
- Schedule home games for Carroll University, Waukesha North High School, and Waukesha South High School baseball
- Manage stadium facility and host community oriented events
- Coordinate with Waukesha Parks Recreation and Forestry to host youth soccer tournaments, with "championship" games hosted on stadium field
- Upon conclusion of development incentive, convey stadium to City of Waukesha and provide a lease payment to the city for use of the facility
- Submit neighborhood impact plan, parking plan, and responsible alcohol consumption plan

Lease Term would be 10 years, with two 5-year renewal options

